

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Dorothy Day Place **FILE #** 17-211-599
 2. **APPLICANT:** Catholic Charities of St. Paul & Minneapolis **HEARING DATE:** November 21, 2017
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 435 Dorothy Day Place, Unit 2, NW corner of 6th and Dorothy Day Place
 5. **PIN & LEGAL DESCRIPTION:** 06.28.22.22.0101, CIC No 815 Dorothy Day Condo, Unit 2
 6. **PLANNING DISTRICT:** District 17 **PRESENT ZONING:** B5
 7. **ZONING CODE REFERENCE:** § 65.157 and § 61.501
 8. **STAFF REPORT DATE:** November 16, 2017 **BY:** Jamie Radel
 9. **DATE RECEIVED:** November 6, 2017 **60-DAY DEADLINE FOR ACTION:** January 5, 2018
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- A. **PURPOSE:** Conditional use permit (CUP) to increase the number of overnight shelter beds from 278 to 320.
- B. **PARCEL SIZE:** 36,455 sq. ft. (0.84 acres)
- C. **EXISTING LAND USE:** Catholic Charities Higher Ground
- D. **SURROUNDING LAND USE:**
 - North: Interstate 94
 - East: Saint Joseph's Hospital/Catholic Charities Phase 2 (under constructions)
 - South: Parking structure
 - West: Interstate 35E
- E. **ZONING CODE CITATION:** § 65.157 defines *overnight shelter* and provides a specific condition for this use. § 61.501 lists general conditions that must be met by all conditional uses.
- F. **PARKING:** There are no minimum parking requirements in the B5 Central Business-Service District.
- G. **HISTORY/DISCUSSION:** In 2014 (Zoning File # 14-313-319), Dorothy Day LLC applied for and was granted a CUP for the property at 411 Main Street (now 435 Dorothy Day Place) for a 278-bed overnight shelter. This facility replaced the 270 overnight shelter beds that were located at the now closed Dorothy Day Center and Dorothy Day Women's Shelter. Closure of these facilities was a condition of the granted CUP.
- H. **DISTRICT COUNCIL RECOMMENDATION:** CapitolRiver Council has not provided a recommendation at the writing of this report
- I. **FINDINGS:**
 1. Catholic Charities of St. Paul and Minneapolis has applied for a CUP to expand their existing overnight shelter at 435 Dorothy Day Place from 270 to 320 beds. The 2014 CUP was issued prior to final design of the shelter. During final design, it was found that an additional ten permanent shelter beds could be placed within the overnight shelter area. In addition, there is space available within the building for an additional 40 temporary shelter spaces. The applicant would like to be able to use the full capacity of the building to shelter homeless individuals and is requesting a new CUP to allow up to 320 overnight shelter beds.
 2. § 65.157 lists one standard specific to the overnight shelter use: *The facility shall be six hundred (600) feet from any other of the following congregate living facilities with more than four (4) adult residents: overnight shelter, supportive housing facility, licenses correctional community residential facility, emergency housing facility, or shelter for battered persons.* This condition is met as nearby congregate living facilities are more than 600 feet from this facility, including the Ramsey County Juvenile Detention Center (1,070 feet) and Naomi Family Shelter (1,792 feet). The residential program at St. Joseph's Hospital is exempt as it is part of the hospital.

3. §61.501 lists five standards that all conditional uses must satisfy:
- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met as it is consistent with the City's Comprehensive Plan and the Downtown Development Strategy. Policy 3.4 of the Housing Chapter of the Comprehensive plan states: "Assist in the preservation and production of homeless and supportive housing."
 - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. This facility does not have parking lots or curb cuts, and does not generate significant automobile traffic to the site. The addition of 50 beds to this facility will not change how the site functions in relationship to traffic generation or increase congestion on public streets.
 - (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. This CUP is for the addition of 50 additional overnight shelter beds to an existing facility. The addition of these beds will improve the public health and safety of Saint Paul's homeless population by providing additional indoor sleeping facilities.
 - (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. This CUP is for the addition overnight shelter beds within an existing facility and will not cause any changes to how the building relates to surrounding properties.
 - (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. This CUP is for the addition of 50 overnight shelter beds to an existing facility, which was granted a CUP in August 2014.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit to increase the number of overnight shelter beds from 278 to 320.



CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

17-21599
11-21-17
11-21-17

PD=17

#062822-220101-0100

APPLICANT

Name Catholic Charities of St Paul and Minneapolis
 Address 1200 2nd Ave S
 City Minneapolis St. MN Zip 55402 Daytime Phone 612 204 8500
 Name of Owner (if different) _____
 Contact Person (if different) Dick Johnson Phone 612 204 8976

PROPERTY LOCATION

previous

current

Address / Location 435 Dorothy Day Place (formerly Main Street)
 Legal Description Dress Labor Centre Addition Lot's 1 thru 5 and
Outlots A, B, C, D, E, F, G, H & I Current Zoning B-5
 (attach additional sheet if necessary)
 Plat: Cic No 815 Dorothy Day Condo / Legal Desc: Unit 1

TYPE OF PERMIT:

Application is hereby made for a Conditional Use Permit under provisions of Chapter 66, Section 66.421, Paragraph _____ of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

Please see attached

CK
392704
1050⁰⁰

Required site plan is attached

Applicant's Signature

[Signature]

Date

10-27-2017

City Agent

[Signature]

10-30-17

Attachment to Conditional Use Permit Application for 435 Dorothy Day Place (formerly Main Street)

Supporting Information

A 320-bed overnight shelter is located in a new 5-story building constructed at 435 Dorothy Day Place (formerly Main Street). This use replaced the 270 shelter beds previously located across the street at the Dorothy Day Center and Dorothy Day Women's shelter. The shelter is on the first two floors of the Higher Ground St. Paul. The top three floors contain 193 SRO units.

The initial CUP for this facility, granted in 2014, was for 270 beds. This CUP was granted before the building was constructed. Revised plans allowed for an additional 10 permanent shelter beds to be added to the project. In addition to this, there is capacity in the building for an additional 40 shelter spaces as needed. We are submitting the application to request the full use of the shelter capacity, which is 320.

The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.

The use is fully in compliance with the Comprehensive Plan and the Downtown Development Strategy as follows:

- The use is part of a building that meets all of the St. Paul City-wide general design standards (Objective 3.1, page 32).
- Visual art that establishes the building as a unique place has been commissioned and installed as part of a collaboration with artists interested in housing. Integral to the building in the shelter lobby, these features will be maintained by Catholic Charities (Objectives 3.15 and 3.16, page 35).
- The use maintains affordable housing options at the lowest price range, in accordance with the Downtown Development Strategy, 4.3, page 10.
- The use has allowed expansion of the downtown district heating and cooling system per Downtown Development Strategy 4.29, page 14.
- With the involvement of the Design Center and a consultant, site and landscaping plans have improved the streetscape of Main Street, which has substantial pedestrian and bicycle activity. (Downtown Development Strategy 6.21, page 25 and 6.36 page 26).

The use will provide adequate ingress and egress to minimize traffic congestion in the public streets

- The use generates minimal car traffic, shifted from across Main Street. Traffic levels on the public streets have been substantially reduced due to the demolition of the existing office building.

The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.

- Changing the location improves the existing character of the immediate neighborhood by removing pedestrian and bicycle congestion from Old Sixth Street and providing a carefully designed courtyard to accommodate resident entry away from the public street. The public health, safety and general welfare is substantially improved by this separation of pedestrians and cars and the opportunity for increased security created by the site plan.

The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- The new building has already had a strong positive impact on the surrounding properties, creating a well-designed, appropriately scaled development, complementing the major institutional uses nearby (Xcel Center, St. Joseph's Hospital) and visually strengthening this important entry to downtown. The development has met the City's design standards and benefited from collaboration with the Design Center.

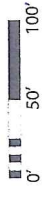
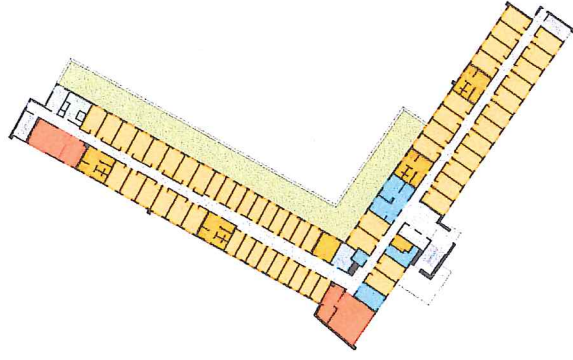
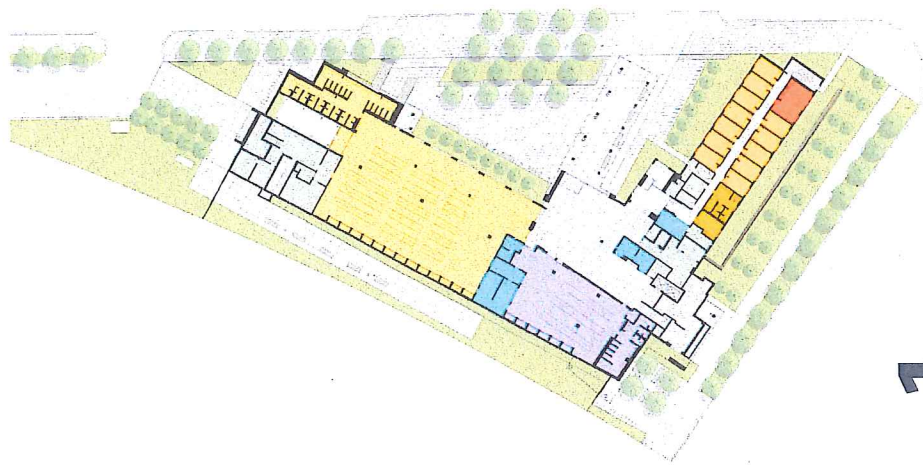
- The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

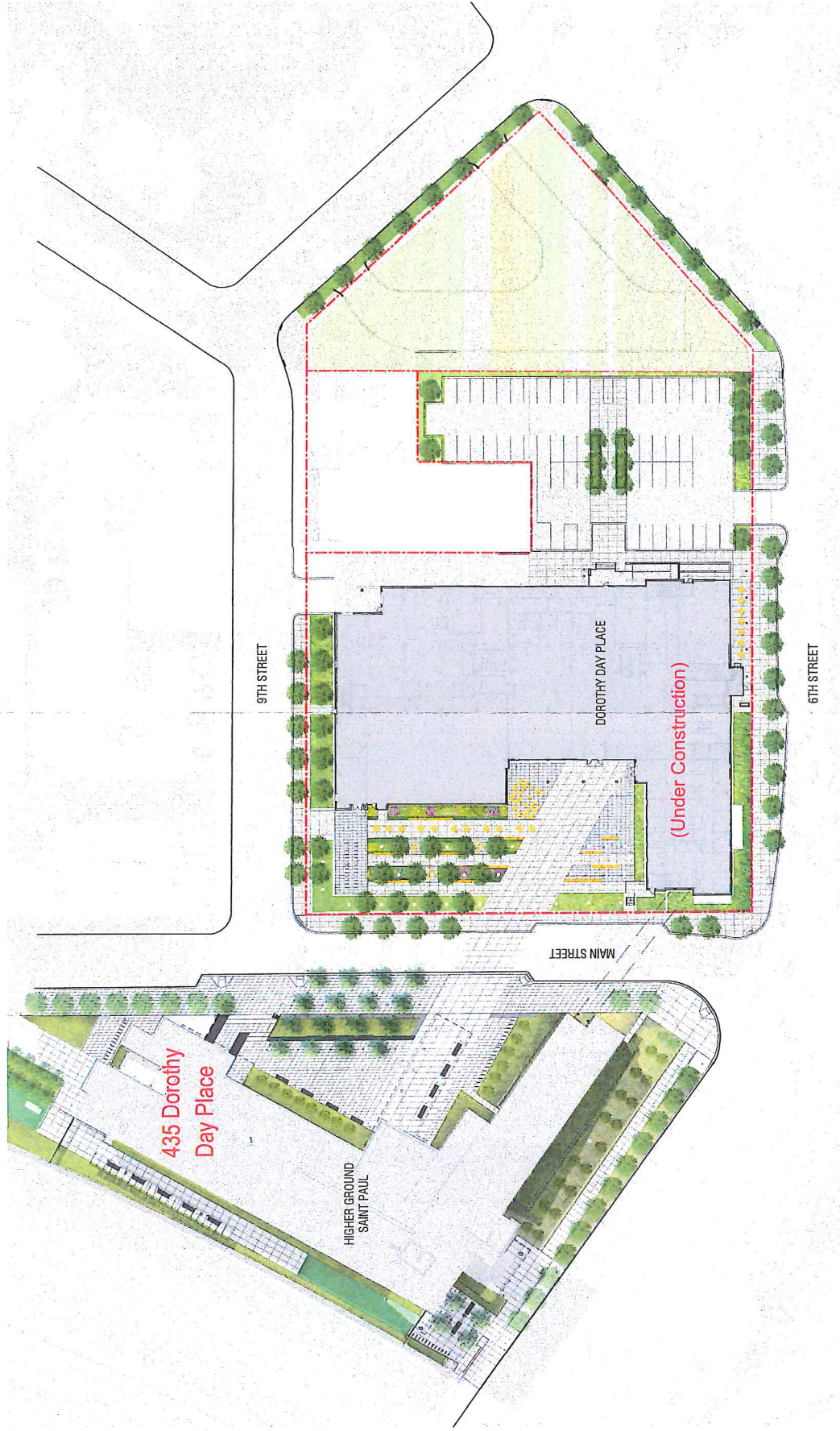
- Overnight shelter is a conditional use in the B-5 District. The SRO housing is a permitted rooming house use in the B-5 District.

- The additional condition for an overnight shelter in Section 65.157 is that it must be located a minimum distance from any other Congregate Living Facility.

The use meets this requirement. Nearby Congregate Living Facilities are more than 600 feet distant (Ramsey County Juvenile Detention Center at 25 West 7th Street is 1,070 feet away and Naomi Family Shelter is 1,792 feet away). The residential program at St. Joseph's Hospital is exempt as a community residential facility because it is located on hospital grounds.

435 DOROTHY DAY PLACE

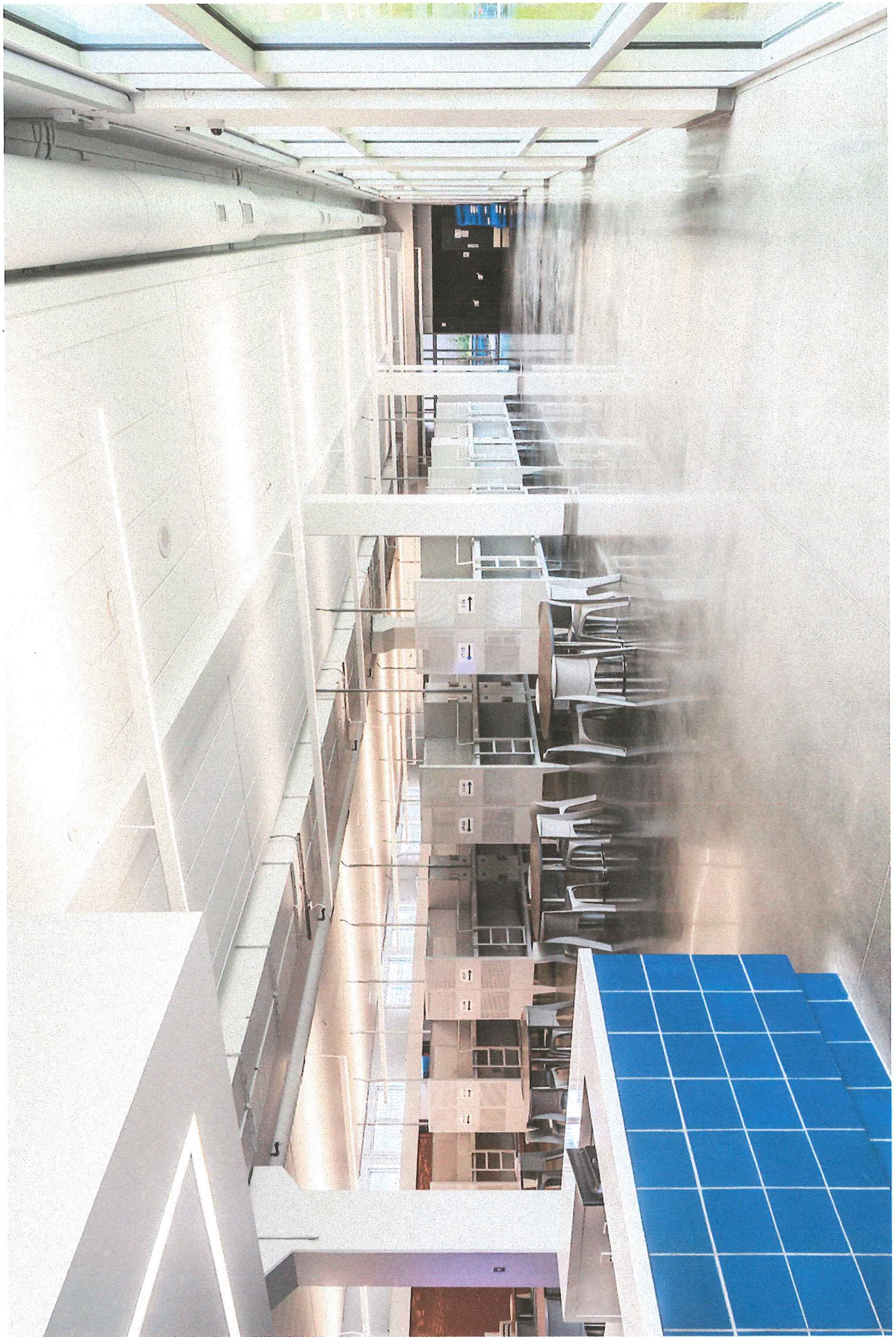


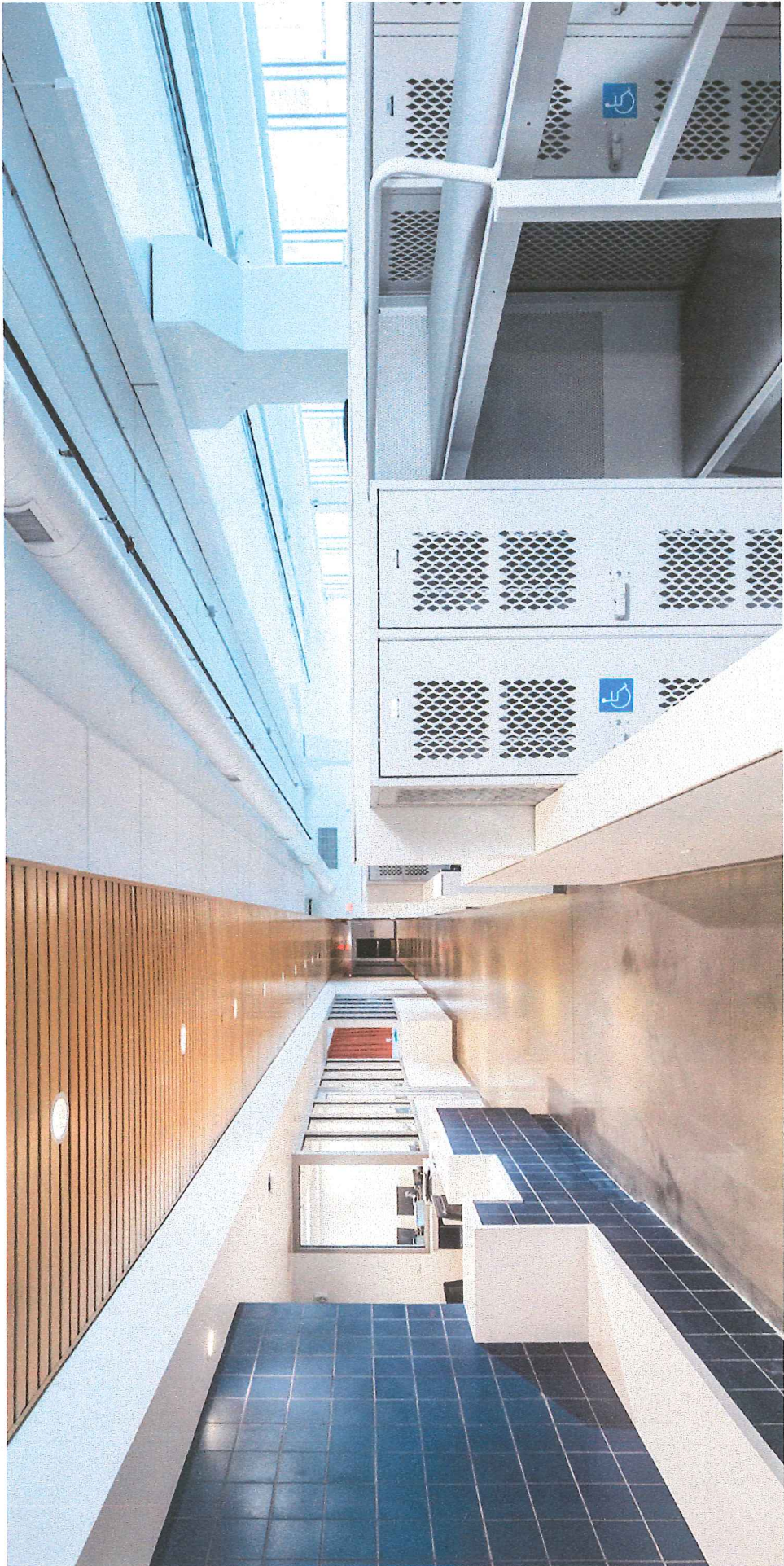


DOROTHY DAY PLACE - SITE PLAN

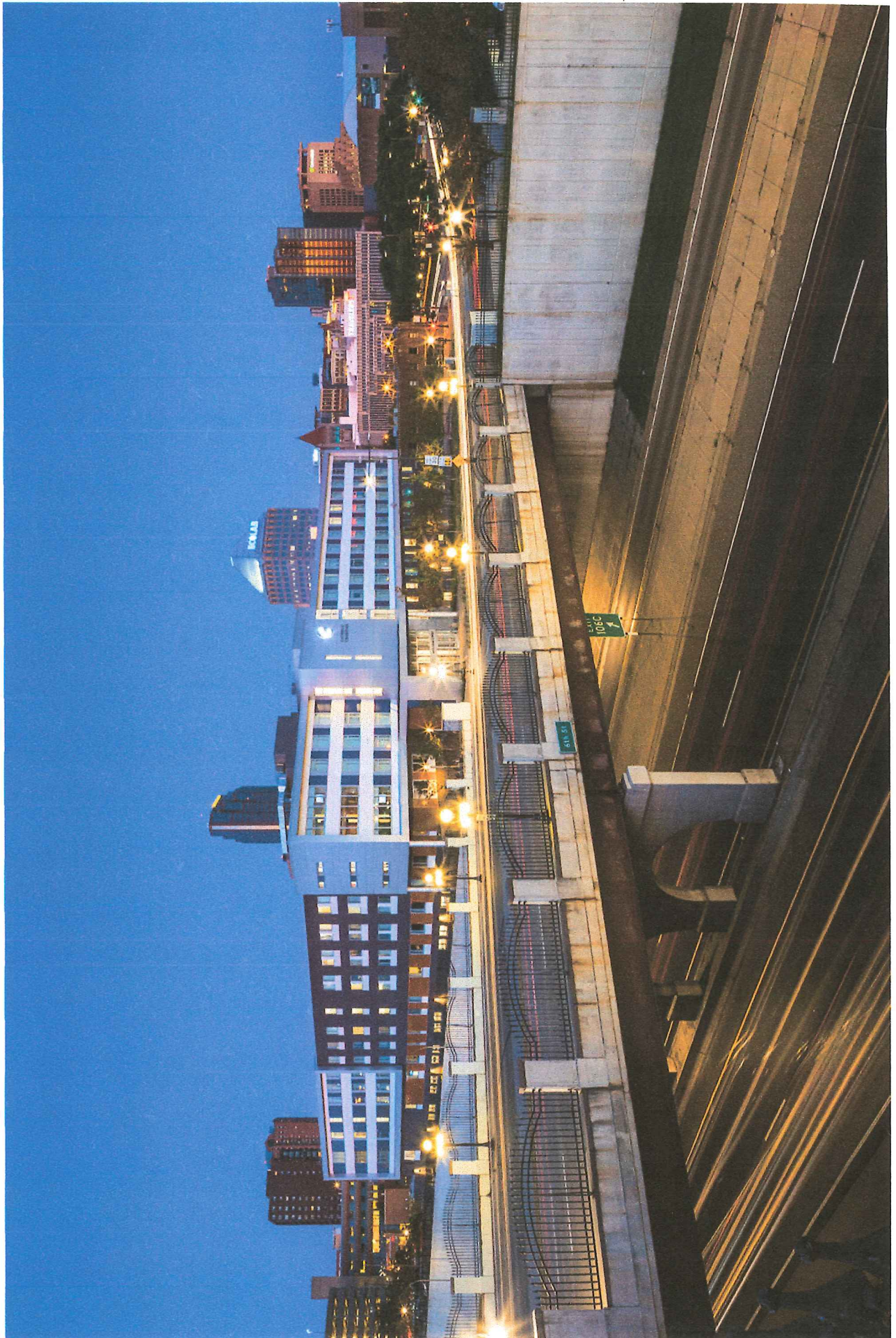
CATHOLIC CHARITIES OF ST. PAUL & MINNEAPOLIS
06/08/16



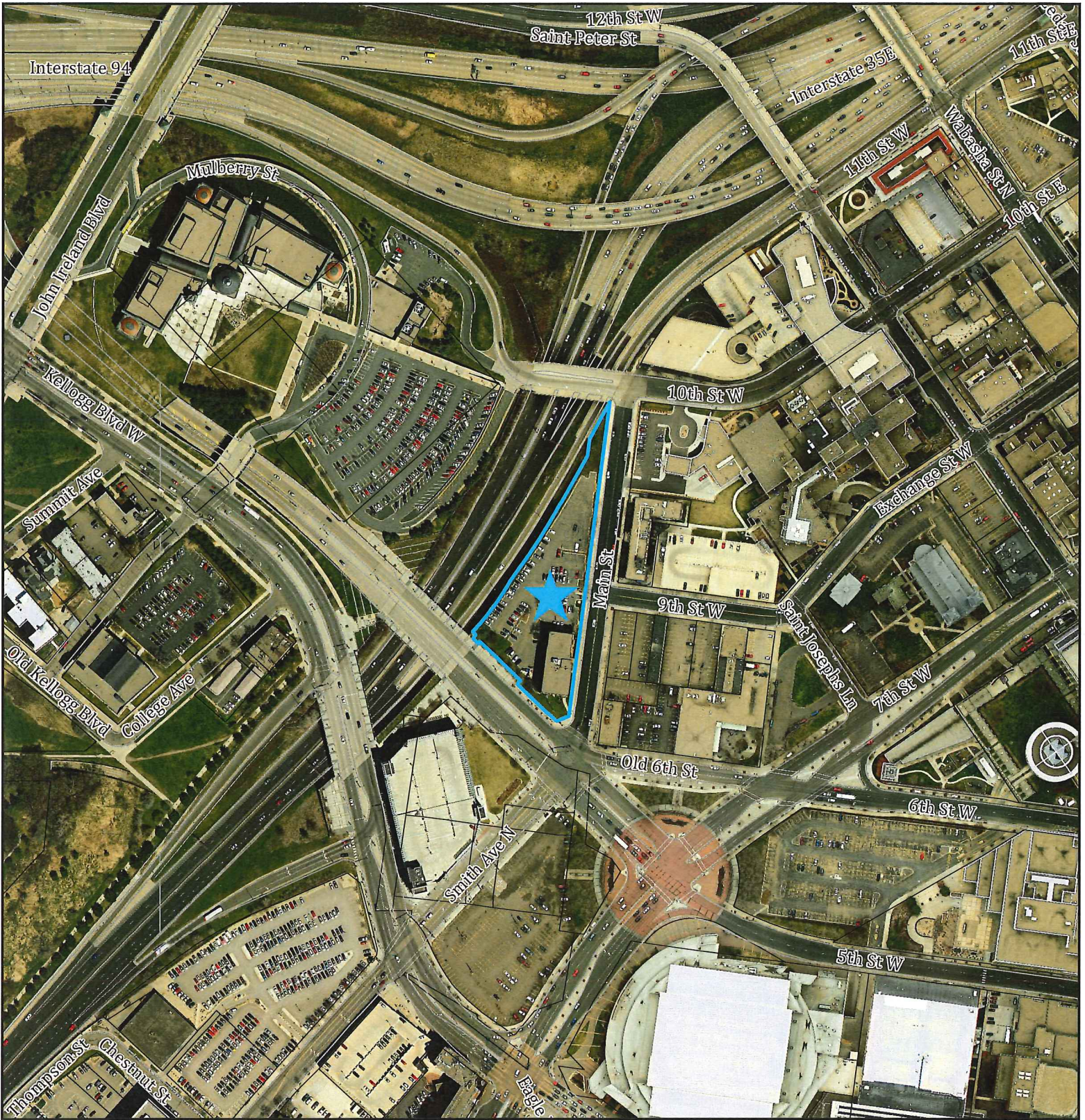












FILE NAME: Dorothy Day Place

Aerial

APPLICATION TYPE: CUP

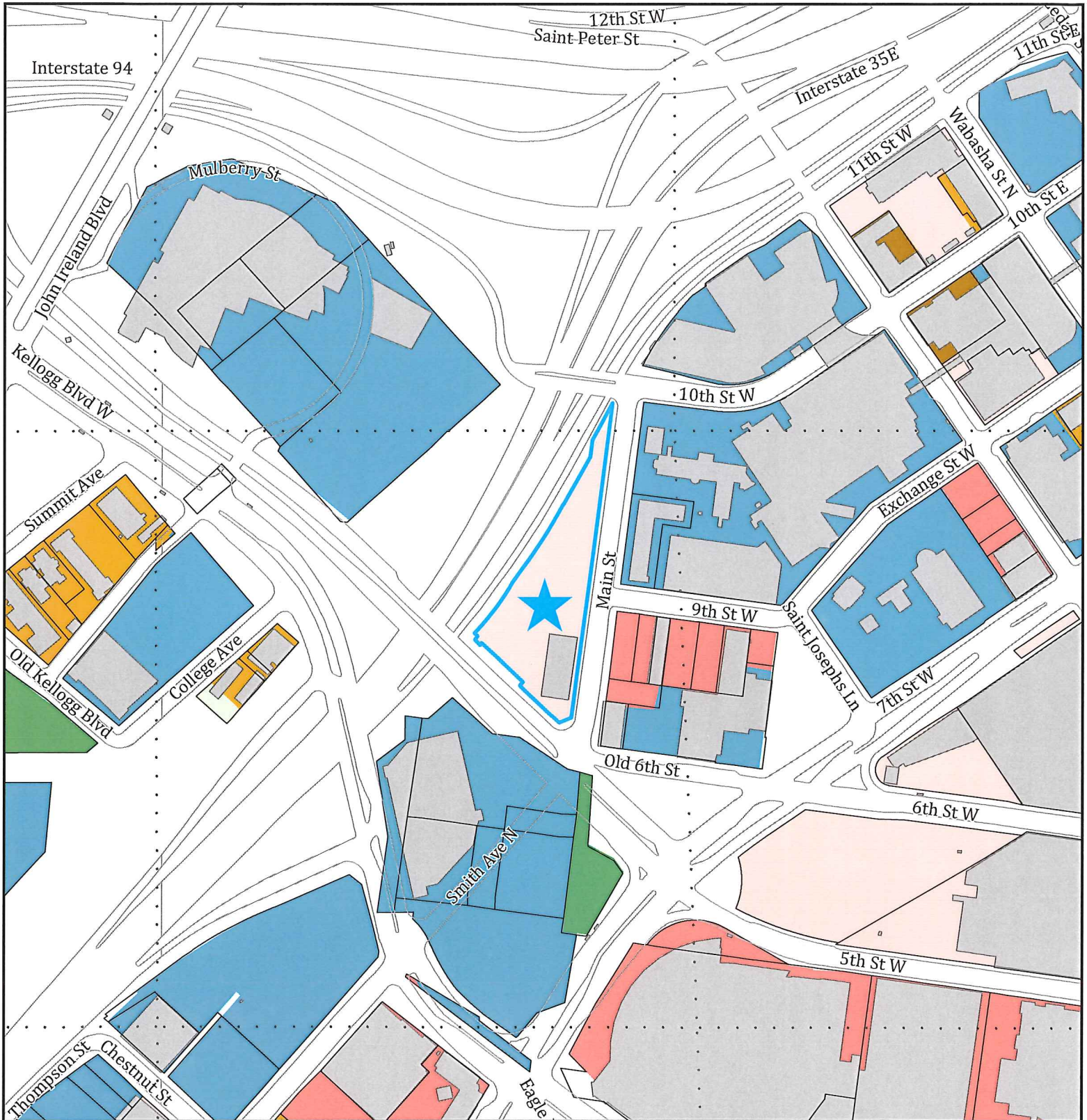
 Subject Parcels

FILE #: 17-211599 DATE: 11/6/2017

PLANNING DISTRICT: 17

ZONING PANEL: 16





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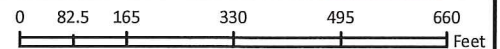
ZONING PANEL: 16

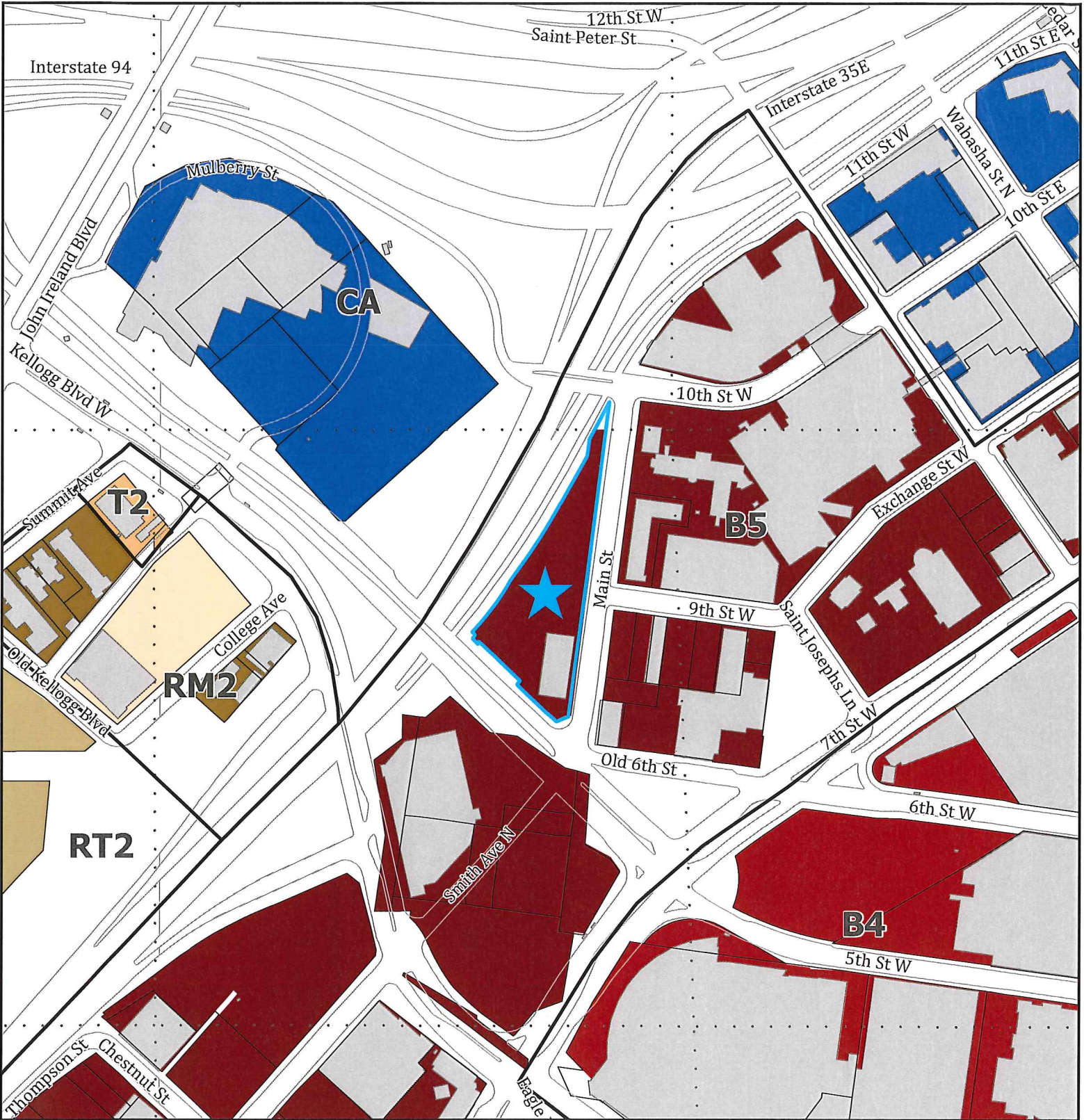
Land Use

- Multifamily
- Office
- Retail and Other Commercial
- Mixed Use Residential
- Institutional
- Park, Recreational or Preserve
- Undeveloped

Subject Parcels

Section Lines





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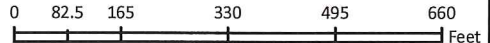
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Zoning

- Subject Parcels
- • Section Lines
- RT2 Townhouse
- RM2 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- B4 Central Business
- B5 Central Business Service



CA Capitol Area Jurisdiction

